Property Auction
Commercial and residential property for sale

Thursday 27th April at 1.00pm
Sandy Park Conference Centre
Sandy Park Way
Exeter EX2 7NN
Can’t make the auction? You can still make a telephone or proxy bid on the property you are interested in. For further details contact the Auctioneers immediately.

Telephone 0870 240 1140.

www.countrywidepropertyauctions.co.uk
Auctioneer’s pre-sale announcements

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.countrywidepropertyauctions.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

1. The auctioneer will offer all lots in the order as shown in the catalogue.

2. An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.

3. This addendum is an important document providing updates and corrections to the auction catalogue.

4. Countrywide will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.

5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.

6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.

7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.

8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer’s office in the immediate period leading up to auction date.

9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.

10. If you have a question in respect of any of the lots within the catalogue would you please ask one of the Countrywide representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer’s opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)

12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.

13. Please remember it is the bidder’s duty to attract the auctioneer’s attention.

14. Please bid clearly and do not delay.

15. At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

16. We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.

17. A successful purchaser will also be required to pay a Buyer’s Administration charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by cheque made payable to Countrywide.

18. Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.

19. Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)

20. Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.

21. Countrywide hold regular property auctions throughout the year.

22. Countrywide operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

*Guide Prices, Reserve Prices and Buyer’s Fees

GUIDE PRICE
An indication of the seller’s current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reservel would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE
The seller’s minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

BUYER’S FEES
There is a £750+VAT (£900 including VAT @ 20%) buyer’s administration charge on each lot purchased (unless stated otherwise in the property description). We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.
Results

Thursday 23 February

<table>
<thead>
<tr>
<th></th>
<th>Address</th>
<th>Sale Price</th>
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<tbody>
<tr>
<td>201</td>
<td>36 St. Leonards, Bodmin, Cornwall PL31 1LA</td>
<td>£63,000</td>
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<tr>
<td>202</td>
<td>Callybarrett Cottage, Callybarrett, Bodmin, Cornwall PL31 2AZ</td>
<td>£281,000</td>
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<td>203</td>
<td>Beaufort House, 1 Ford Valley, Dartmouth, Devon TQ6 9ED</td>
<td>Sold After</td>
</tr>
<tr>
<td>204</td>
<td>15 Combe Street, Hope Terrace, Chard, Somerset TA20 1JA</td>
<td>Sold After</td>
</tr>
<tr>
<td>205</td>
<td>Taro House, 1 Lamb Park, Par, Cornwall PL24 2JB</td>
<td>£141,000</td>
</tr>
<tr>
<td>206</td>
<td>35 Priory Road, Plymouth PL3 5EW</td>
<td>Withdrow</td>
</tr>
<tr>
<td>207</td>
<td>Land Off Clapper Lane, Honiton, Devon EX14 1QH</td>
<td>Available at £275,000</td>
</tr>
<tr>
<td>208</td>
<td>Summerfields, 2b Manor Park, Kingsbridge, Devon TQ7 1BB</td>
<td>Available at £300,000</td>
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<tr>
<td>209</td>
<td>Sharma, Parka Road, St. Columb Road, St. Columb, Cornwall TR9 6PG</td>
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<tr>
<td>210</td>
<td>Flat 1, 17 Church Street, Paignton, Devon TQ3 3AF</td>
<td>Sold Prior</td>
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<tr>
<td>211</td>
<td>Plot 3 Wendy Lodge, Atlantic Bays, St. Merryn, Padstow, Cornwall PL28 8PY</td>
<td>£45,000</td>
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<tr>
<td>212</td>
<td>Grey Gables, Common Moor, Liskeard, Cornwall PL14 6ER</td>
<td>£18,000</td>
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<tr>
<td>213</td>
<td>81 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL</td>
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<td>214</td>
<td>4 Lynher View, Rilla Mill, Callington, Cornwall PL17 7NY</td>
<td>£152,000</td>
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<td>215</td>
<td>41 Carlton Road, Torquay TQ1 1LZ</td>
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<td>216</td>
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<td>83 Malmesbury Road, Southampton SO15 5FP</td>
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<td>10 Shapwick Road, Poole, Dorset BH15 4AP</td>
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<td>219</td>
<td>95 Waterside Holiday Park, Dartmouth Road, Paignton, Devon TQ4 6NS</td>
<td>£16,000</td>
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<td>220</td>
<td>Flat 1 Chestnut House, 127–129 High Street, Poole, Dorset BH15 1AN</td>
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<td>221</td>
<td>49 &amp; 49a High Street, Falmouth, Cornwall TR11 2AF</td>
<td>Sold Prior</td>
</tr>
<tr>
<td>222</td>
<td>Mountfield Lodge, Axminster Road, Musbury, Axminster, Devon EX13 8AZ</td>
<td>Withdrow</td>
</tr>
</tbody>
</table>

85% success rate
Total raised £1.78 million

Now collecting for our next Auction

Thursday 22 June 2017
Closes 24 May

Tel: 01395 275691
auctions@countrywide.co.uk
Bidder’s registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

**Bidder:**

First name(s) ........................................................................................................................................ Surname ...........................................................................................................................................

Address ......................................................................................................................................................

Postcode ................................................................................................................................................ Tel no ..............................................................................................................................................

Mobile no ............................................................................................................................................... Email ................................................................................................................................................

SECURITY QUESTIONS

Date of birth  /  /  

Mother’s maiden name ..............................................................................................................................

**Bidder’s solicitor:**

Firm ........................................................................................................................................................ Contact name ........................................................................................................................................

Address ......................................................................................................................................................

Postcode ................................................................................................................................................ Tel no ..............................................................................................................................................

**Bidder’s signature** ................................................................................................................................ Date ..............................................................................................................................................

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Countrywide for a minimum of 5 years from the above date. The details may also be supplied to other parties if Countrywide are legally required to do so.

---

**FOR COUNTRYWIDE OFFICE USE ONLY:** Identification documentation seen (one from each list)

### List A – Photographic evidence of Identity

<table>
<thead>
<tr>
<th>Tick</th>
<th>Item</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>Current signed passport</td>
<td></td>
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<tr>
<td>2.</td>
<td>Current full UK/ELI photocard driving licence</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Valid identity card (e.g. HM Forces, police warrant / prison officer card, government / local authority issued card)</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Firearm or shotgun certificate</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Resident permit issued by the Home Office to EU Nationals</td>
<td></td>
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### List B – Evidence of Residence

<table>
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<th>Tick</th>
<th>Item</th>
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<tbody>
<tr>
<td>1.</td>
<td>Utility bill issued in last three months (not mobile phone)</td>
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<tr>
<td>2.</td>
<td>Recent bank / building society / mortgage / credit card statement</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Revenue &amp; Customs tax notification (current tax year)</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Current house / motor insurance certificate</td>
<td></td>
</tr>
</tbody>
</table>

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Signed ................................................................................................................................................ Date ...........................................................................................................................................

on behalf of Countrywide

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Once you have completed this form please send to: Countrywide, 2 Cotton Street, Liverpool L3 7DY.
Order of Sale
Thursday 27 April

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Flat 2, Carclaze, Prospect Hill, Okehampton, Devon EX20 1JD</td>
<td>£85,000+</td>
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<tr>
<td>2</td>
<td>114 Hengar Manor, St. Tudy, Bodmin Cornwall PL30 3PL</td>
<td>£25,000+</td>
</tr>
<tr>
<td>3</td>
<td>3 Highfield Road, Weston-Super-Mare, Avon BS24 9LZ</td>
<td>£225,000–£250,000</td>
</tr>
<tr>
<td>4</td>
<td>34 &amp; 34a Pomphelett Road, Pymstock, Plymouth PL9 7BN</td>
<td>£150,000–£200,000</td>
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<tr>
<td>5</td>
<td>40 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL</td>
<td>£20,000–£25,000</td>
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<td>6</td>
<td>Ventongimps Mill Cottage, Callestick, Truro Cornwall TR4 9LH</td>
<td>£250,000–£275,000</td>
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<td>7</td>
<td>21 Arundell Gardens, Lifton, Devon PL16 0DW</td>
<td>£100,000+</td>
</tr>
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<td>8</td>
<td>12 Stiles Court, Wells, Parsons Way, Wells, Somerset BA5 2FX</td>
<td>£125,000+</td>
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<tr>
<td>9</td>
<td>9 Boskenza Court, Whitehouse Close, Carbis Bay, St. Ives, Cornwall TR26 2PA</td>
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<td>10</td>
<td>68 Crowle Road, Plymouth PL4 9QP</td>
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<td>Valetta, 8 Brunswick Place, Dawlish, Devon EX7 9PB</td>
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<td>Development Site, Station Road, Liskeard, Cornwall PL14 4DA</td>
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<td>Felsburg, Dobwalls, Liskeard, Cornwall PL14 6JH</td>
<td>£100,000–£125,000</td>
</tr>
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<td>14</td>
<td>10 Biddicks Court, St. Austell, Cornwall PL25 5EW</td>
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<td>15</td>
<td>Dunbar, Gweal-an-top, Redruth, Cornwall TR15 2DS</td>
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<td>16</td>
<td>Land Off Clapper Lane, Honiton, Devon EX14 1QH</td>
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<td>12 Collingwood, 38 Braddons Hill Road East, Torquay TQ11AJ</td>
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<td>18</td>
<td>12 &amp; 12a Haystone Place, Plymouth PL1 5DU</td>
<td>£100,000–£120,000</td>
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<td>19</td>
<td>194a Plymstock Road, Oreston, Plymstock, Plymouth PL9 7LN</td>
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<td>20</td>
<td>45 Sid Park Road, Sidmouth, Devon EX10 9BR</td>
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<td>21</td>
<td>The Framing Studio, Bread Street, Penzance, Cornwall TR18 2EH</td>
<td>£125,000–£150,000</td>
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<tr>
<td>22</td>
<td>17a Fore Street, Totnes, Devon TQ9 5DA</td>
<td>£125,000–£150,000</td>
</tr>
</tbody>
</table>

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Property, Leasehold & Estate Management

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@countrywideEM
www.countrywideem.co.uk
A two bedroom ground floor flat with private garden, additional patio seating areas, garage and parking.

LOCATION
Carclaze is situated on Prospect Hill enjoying a tucked away location on the outskirts of the town centre a short walk away. Okehampton offers a comprehensive range of shops, leisure, educational facilities and hospital. The town is readily accessible to Dartmoor National Park and the A30 to Exeter and Cornwall.

DESCRIPTION
A two bedroom ground floor flat having the benefit of a generous enclosed private garden 2 sheds and additional patio seating areas with views over the townscape to Dartmoor beyond, with the property having the benefit of a newly extended lease which expires in 2164. The property enjoys double glazing and central heating, with a garage en-bloc which can be located a short distance away from the property and additional parking in the adjacent private lane. A pedestrian walkway gives access to the town centre.

Outside
The property enjoys a generous enclosed garden with 2 sheds and patio seating areas and has the benefit of a garage en-bloc and located a short distance away from the property and additional parking in the privately owned lane outside.

TENURE
Leasehold (with a quarter share of the freehold company)

EPC
Energy Efficiency Rating – E

AUCTION VALUER
Wendy Alexander

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulfords Okehampton 01837 658560 (Weekends)
A three bedroom holiday villa on the popular Hengar manor holiday park.

LOCATION
Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

DESCRIPTION
A three bedroom mid terrace holiday villa located on the popular Hengar Manor Holiday Park, with accommodation comprising a lounge/diner, kitchen, a ground floor and two first floor bedrooms, bathroom and additional shower room and an allocated parking space. The property is to be sold furnished and with any forward bookings to be transferred.

ACCOMMODATION
Ground Floor Lounge/diner, kitchen, bathroom, shower room and bedroom.
First Floor Landing, two further bedrooms and balcony.
Outside Communal gardens and grounds, use of the on-site facilities and allocated parking space.

EPC
Energy Efficiency Rating – D

AUCTION VALUER
Wendy Alexander

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Miller Countrywide Bodmin 01208 77991 (Weekends)

TENURE
Leasehold.

LOT
2
114 Hengar Manor, St. Tudy, Bodmin Cornwall PL30 3PL
*GUIDE PRICE £25,000+
LOT 3
3 Highfield Road, Weston-Super-Mare, Avon BS24 9LZ
GUIDE PRICE £225,000–£250,000

Detached two/three-bedroom, chalet bungalow, for modernisation and refurbishment.

LOCATION
Situated in a quiet location on the top of Bleadon Hill with views of the Grand Pier, Brean Down, Weston bay and across to Wales. The sea side town of Weston Super Mare on the Bristol Channel is in close proximity to M5 motorway providing commuter routes to Bristol and has three main train stations. There are also many amenities, shops, bars and restaurants nearby.

DESCRIPTION
A detached, chalet bungalow for modernisation and refurbishment. The property boasts two/three reception rooms to the ground floor, kitchen and bathroom, and two further bedrooms on the first floor. The property is sat on a large garden plot with garden front and rear which requires formalisation. Drive parking and detached garage.

ACCOMMODATION
Ground Floor Entrance to inner porch, hallway, lounge, dining room with door to rear, kitchen with door to rear, bathroom, bedroom/reception room.
First Floor Landing, WC, two bedrooms with storage.
Outside Drive giving parking and access to the detached garage, large front and rear gardens requiring formalisation.

AUCTION VALUER
Audrey Smith

EPC
Energy Efficiency Rating – F

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Palmer Snell Weston-Super-Mare: 01934 413735 (Weekends)

3 Highfield Road, Weston-Super-Mare, Avon BS24 9LZ
*GUIDE PRICE £225,000–£250,000
Substantial three storey detached property loosely arranged as two two-bedroom flats in 0.087 hectares/0.21 acres

**LOCATION**
Plymstock is a highly sought after suburb of Plymouth with a thriving shopping centre, leisure and educational facilities, retail and business parks being readily commutable to the city centre and the A38.

**DESCRIPTION**
A deceptively spacious three storey detached property which is currently loosely arranged as two two-bedroom flats and additional basement rooms accessed via the rear garden. This versatile property enjoys a plot size of circa 0.087 hectares/0.21 acres and would lend itself, subject to any requisite consents, to formal subdivision into apartments, multi generation occupancy and perhaps for redevelopment of the whole upon which interested parties must make and rely upon their own planning enquiries of Plymouth City Council planning department.

**ACCOMMODATION**

**Ground Floor** (34) Entrance hall, utility area, kitchen/diner, sitting room, inner hallway, two bedrooms and bathroom, rear lobby with second entrance point, door to garden and stairs rising to 34A.

**First Floor** (34A) Landing, lounge/diner, kitchen, two bedrooms and bathroom. Access to attic with potential for conversion to living space.

**Garden Floor** All externally accessed.

**Basement** room 1. Gardeners WC.

**Basement** room 2, with three interlinking compartments.

**Outside** Front garden and access to 34, parking space and side access to the enclosed main rear garden area, with additional on drive parking and access to 34A with a further gateway in to the rear garden.

**NOTES**
Measurements have been made using the Promap Mapping facility. Interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

**TENURE**
Freehold

**EPC**
34 Energy Efficiency Rating – D
34a Energy Efficiency Rating – E

**AUCTION VALUER**
Wendy Alexander

**VIEWINGS**
Fulfords Plymstock 01752 403068
A detached three bedroom holiday lodge situated on the popular Hengar manor holiday park

LOCATION
Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

DESCRIPTION
A detached three bedroom holiday lodge situated on the popular Hengar Manor holiday park. The property is to be sold furnished and ready to let with any forward bookings to be transferred.

ACCOMMODATION
Ground Floor
Open plan lounge/kitchen/diner, inner hallway, two bedrooms one double bedroom and one twin bedded room and a bathroom.

First Floor
Landing and bedroom three is a twin bedded room

Outside
Communal gardens and grounds with use of the onsite facilities.

Parking
Allocated parking space and additional visitors parking area.

AUCTION VALUER
Wendy Alexander

EPC
Energy Efficiency Rating – G

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Stratton Creber Bodmin 01208 74422 (Weekends)
Detached cottage and former mill ruins for refurbishment/renovation in highly sought after location.

LOCATION
The quiet rural hamlet of Ventongimps is located circa 2.5 miles from Perranporth with its sandy beach and surf school, primary school and a range of shops catering for the day to day needs of the community and in proximity of Callestick renowned for its cider and ice cream. This sought after quintessential hamlet is readily commutable to the A30 and circa 6 miles from the cathedral city of Truro, offering further facilities and amenities.

DESCRIPTION
A detached three bedroom former Mill for refurbishment/renovation situated in the highly sought after rural hamlet of Ventongimps. The property has the benefit of cottage style gardens to three sides, the remains of the former Mill, on drive parking with a further substantial garden area lying to the side of the Mill ruins and adjoining open farmland. The property has lapsed planning to restore the former Mill ruins and incorporate them into the main accommodation to provide additional living space over three floors, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

ACCOMMODATION

Ground Floor
Rear entrance hall, kitchen with doorway leading to the mill ruins, snug/dining room and living room.

First Floor
Landing, three bedrooms and bathroom.

Outside
Cottage style gardens and courtyard to three sides, with the main area of garden lying to the side of the mill ruins, being well worthy of formalisation to fully enhance the property.

Parking
On drive parking.

PLANNING
A Grant of Conditional Planning Permission was issued by Cornwall Council on the 29th April 2013 under application number PA13/02041 for ‘Reconstruction of existing ruined mill structure and refurbishment of attached cottage to form new four bedroom domestic property including converted mill structure. Reconstruction of ruined barn/outbuilding to provide domestic ancillary facilities’. A further application PA16/05386 on the 10th of June 2016 was withdrawn – please refer to the auctioneer for further information.

TENURE
Freehold.

EPC
Exempt.

AUCTION VALUER
Wendy Alexander.

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Country & Waterside Prestige 01872 240999 (Weekends)
LOT 7
21 Arundell Gardens, Lifton, Devon PL16 0DW
*GUIDE PRICE £100,000+

A three bedroom mid terrace house with front and rear gardens in popular village location

LOCATION
The popular village of Lifton has the benefit of several restaurants, hotels and public houses, post office/general stores, primary school, church, doctors surgery, public transport and play park, with a thriving community and regular village events. Lifton is conveniently situated for the A30 and readily commutable to both Tavistock and Launceston.

DESCRIPTION
A three bedroom mid terraced house conveniently located for the facilities and amenities of the highly popular village of Lifton. The property has the benefit of front and rear enclosed gardens, block built storage shed and communal car parking.

ACCOMMODATION
Ground Floor Entrance porch, hallway, cloak room, kitchen/diner, sitting room with access to the rear garden.
First Floor Landing, three double bedrooms and shower room.
Outside The property has the benefit of enclosed front and rear gardens, being mainly laid to lawn with flower beds, rockery, patio seating area and block built storage shed.

NOTES
In accordance with the Estate Agency Act 1979 we must disclose that the owner is a direct relative of an employee of Countrywide PLC.

TENURE
Freehold

AUCTION VALUER
Wendy Alexander

EPC
Energy Efficiency Rating – D

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulfords Tavistock 01822 616121 (Weekends)
A vacant, one bedroom mid terrace bungalow with gardens and parking, for modernisation.

LOCATION
Situated in a cul-de-sac location and close to bus routes and within easy walking distance of the City Centre. Wells is the smallest cathedral city in England. With many local facilities with a good range of shops, restaurants and pubs, a cinema, churches together with open-air markets on Wednesdays and Saturdays.

DESCRIPTION
A vacant, single storey one bedroom bungalow is in need of modernisation, accommodation benefits from gas heating, double glazing, parking, gardens to front and rear.

ACCOMMODATION
Ground Floor Inner porch, hallway with storage cupboard, lounge with door to rear, kitchen/diner room, bedroom, bathroom. Outside Gardens to the front and rear laid mainly to lawn. Outside store. Parking Allocated parking space.

TENURE
Freehold.

EPC
Energy Efficiency Rating – D

AUCTION VALUER
Audrey Smith

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Palmer Snell Wells Tel: 01749 673974 (Weekends)
A two bedroom top floor apartment with panoramic sea views, communal gardens and allocated parking

LOCATION
Carbis Bay is a highly sought after location situated on the outskirts of the vibrant coastal town of St. Ives, with an excellent range of shopping, and leisure facilities, golden sandy beach and readily accessible to the A30. The area is walking distance into the town of St Ives itself and is on the main bus route into St Ives, along with the neighbouring towns of Penzance, Camborne and Truro. The train station is within a mile, and similarly offers accessibility to the main line which runs from the neighbouring towns direct to London Paddington.

DESCRIPTION
A two bedroom top floor apartment enjoying panoramic views to Godrevy Lighthouse and Hayle Towans. This well presented apartment has the enjoyment of communal gardens and allocated parking.

ACCOMMODATION
Top Floor Entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.
Outside Well maintained communal gardens and grounds.
Parking Allocated parking space.

TENURE
Leasehold – 999 years from 24th January 1975.

EPC
Energy Efficiency Rating – E

AUCTION VALUER
Wendy Alexander

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Miller Countrywide 01736 797331 (Weekends)
A deceptively spacious four bedroom mid terrace house conveniently located in St Judes.

LOCATION
St Judes is a popular residential suburb with a range of local facilities and amenities, whilst being within walking distance of the city centre and Plymouth university.

DESCRIPTION
A deceptively spacious four bedroom mid terraced house having had the benefit of modernisation and conveniently located for the facilities and amenities of the city centre, Plymouth university and readily commutable to the A38.

ACCOMMODATION
Ground Floor Entrance porch, hallway, sitting room, dining room, kitchen/breakfast room, bathroom.

First Floor Landing, four bedrooms and shower room.

Outside Walled frontage and enclosed courtyard style garden, with gated access to the rear service lane.

TENURE
Freehold.

EPC
Energy Efficiency Rating – D

AUCTION VALUER
Wendy Alexander.

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulford’s Plymouth 01752 223355 (Weekends)
A three bedroom, Grade II listed mid terrace cottage for modernisation in the heart of Dawlish town centre.

LOCATION
Situated in the heart of the town centre and enjoying lovely views across the renowned brook and The Lawn, taking in the bowling green and Victorian band stand in the heart of Dawlish, a sea side town on the south coast of Devon and famous for the holiday resort of Dawlish Warren with rail links and regular bus services. Dawlish is only 12 miles from the Cathedral City of Exeter with M5 motorway links and Exeter airport.

DESCRIPTION
A three bedroom, Grade II listed mid-terraced house, an intriguing property which offers deceptively spacious and quirky accommodation and requires modernisation and refurbishment. With through lounge/dining room, kitchen and cloakroom to the ground floor and three bedrooms and family bathroom on the first floor. There is front and rear courtyard garden.

ACCOMMODATION
Ground Floor  Shared entrance lobby, lounge/dining room, inner lobby, storage cupboard, cloakroom WC, kitchen with door to rear courtyard.
First Floor  Landing, three bedrooms and family bathroom.

Outside  Front courtyard garden, mainly laid to patio with interspersed shrubs. Path to shared front door giving access to the shared entrance lobby from where both properties are accessed. To the rear is a small courtyard, ideal for a rotary washing line and bins which is accessed from both the kitchen and a shared side gate.

TENURE
Freehold.

EPC
N/A

AUCTION VALUER
Audrey Smith

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulford Dawlish 01626 863140 (Weekends)

www.countrywidepropertyauctions.co.uk

Don’t forget your proof of identity on the day: see page 5
A substantial and multi-faceted development opportunity with planning permission in place for nine units.

LOCATION
The thriving market town of Liskeard offers a comprehensive range of shopping, schooling and leisure facilities, retail and industrial parks, with excellent transport links via the A30/A38 and a mainline railway station from Penzance to Paddington.

DESCRIPTION
A substantial and multi-faceted development opportunity conveniently located for Liskeard town centre, the railway station and the A30/A38 road network. Planning and Listed Building permissions are already in place for the conversion of The Old Stag into five one-bedroom apartments, the detached barn into two two-bedroom houses, with four parking spaces and garden areas, along with two semi detached, three bedroom new builds, with gardens and parking situated within the former beer garden. Grants of Conditional Planning Consent and Listed Building Consents were granted on the 30th September 2016, under application numbers PA16/04233 and PA16/04234 for ‘Conversion of redundant public house and barns to create 7 dwellings plus creation of 2 new build dwellings on the beer garden’. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

PROPOSED ACCOMMODATION

The Old Stag
Ground Floor: Apartment 1: Entrance porch, open plan lounge/kitchen/diner, inner hallway, bedroom and bathroom.
Apartment 2: Kitchen/diner, living room, bedroom and bathroom.
Apartment 3: Entrance hall, open plan lounge/kitchen/diner, study, bedroom and bathroom.
Apartment 4: Entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom.
Apartment 5: Entrance hall, lounge/diner, kitchen, bedroom and bathroom.
Outside: Garden areas and parking spaces.

The Barn
House One
Ground Floor: Kitchen/diner, living room.
First Floor: Landing, two bedrooms and bathroom. Outside: Rear garden and parking space.

House Two
Ground Floor: Lounge/diner, kitchen.
First Floor: Landing, two bedrooms and bathroom. Outside: Rear garden and parking space.

The Building Plot
A pair of semi detached properties each to comprise:
Ground Floor: Entrance hall, kitchen/diner, living room and WC.
First Floor: Landing, three bedrooms and bathroom.
Outside: Associated gardens and car parking spaces.

TENURE
Freehold.

EPC
Exempt.

AUCTION VALUER
Wendy Alexander

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Stratton Creber Liskeard 01579 343561 (Weekends)
A four bedroom two storey detached property requiring modernisation

LOCATION
The property is located in Dobwalls, a thriving village location approximately three miles from Liskeard market town. Within the village there is a mini supermarket and post office, additional retail store, public house, primary school and church. The position is ideal for those who commute with access to the main A38 road linking Plymouth City Centre and Cornwall. Liskeard has a further range of shopping, banking, leisure facilities, senior and primary schooling and with the railway station from London Paddington to Penzance. Nearby is Bodmin Moor and Siblyback lake for the more active lifestyles.

DESCRIPTION
A deceptively spacious four bedroom two storey detached property which would benefit from a programme of modernisation. The property has the benefit of low maintenance front and rear gardens with on drive parking for three cars. Currently suitable for cash buyers only due to part of the extension having some block work classified as Mundic Grade B, a copy of the report will be included within the legal pack. The property is likely to appeal to those looking for a sizeable family home or to the building fraternity as a post repair onwards resale opportunity.

ACCOMMODATION
Ground Floor Entrance porch, hallway, sitting room, dining room, kitchen/breakfast room, utility and cloakroom.
First Floor Landing, Four bedrooms and bathroom.
Outside Low maintenance front and rear gardens with on drive parking for three cars.

TENURE
Freehold.

EPC
Energy Efficiency Rating – E

AUCTION VALUER
Wendy Alexander.

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Stratton Creber Liskeard 01579 343561 (Weekends)

www.countrywidepropertyauctions.co.uk

Don’t forget your proof of identity on the day: see page 5
A substantial three-storey town centre property offering the potential for a variety of uses subject to any requisite consents.

LOCATION
St Austell town centre is situated within easy reach of the A30/A38 road network and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award-winning Eden Project are both within a short drive.

DESCRIPTION
An attractive, versatile and substantial three-storey Victorian town centre property, offering light and spacious accommodation of circa 297 square metres, retaining many original features and exposed beams, situated just off the main thoroughfare and in proximity of the main car parks, shopping and leisure facilities of St Austell town centre. Originally a former printing press, the property has been utilised for a variety of commercial, recreational and retail opportunities in recent years. In 2006 the property had the benefit of a Grant of Conditional Planning Permission, under application number C2/06/00294, for a very modest scheme, for conversion into three one-bedroom apartments which has since lapsed. Copies and plans are available to view via Miller Countrywide. Interested parties perhaps considering residential conversion of the whole, or part of the premises, change of use etc must make and rely upon their own planning enquiries of Cornwall Council planning department on 0300 1234 151.

ACCOMMODATION
Ground Floor Accessed via steps down from Biddicks Court, self-contained room one with second doorway leading to the toilet block, room two with staircase rising to the first floor.
First Floor Landing, room three with double doors opening on to Biddicks Court and staircase rising to the second floor, room four with staircase rising to the second floor.
Second Floor Room five with exposed beams, room six.

TENURE
Freehold

EPC
To be confirmed

AUCTION VALUER
Wendy Alexander

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Miller Countrywide St. Austell 01726 66435 (Weekends)
A two bedroom detached bungalow with additional attic room, front and rear enclosed gardens and parking.

**LOCATION**
Redruth offers a range of shopping, educational and recreational facilities, being readily accessible to the A30 and having the benefit of a main line railway station.

**DESCRIPTION**
A two bedroom detached bungalow situated on the outskirts of Redruth. The property has the benefit of two conservatories, attic room, low maintenance front and rear enclosed gardens and on drive parking. The property has also had the benefit of roofing works carried out in 2017.

**ACCOMMODATION**
- **Ground Floor** Conservatory one, sitting room, inner hallway, kitchen, conservatory two, two bedrooms and a shower room.
- **First Floor** Attic room.
- **Outside** Low maintenance enclosed front and rear gardens, being mainly laid to patio seating areas and stone chippings, outbuilding and store.
- **Parking** On drive parking.

**TENURE**
Freehold

**EPC**
To be confirmed

**AUCTION VALUER**
Wendy Alexander

**VIEWINGS**
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Stratton Creber Redruth 01209 217201 (Weekends)

**NOTES**
A copy of the A/B mundic certificate will be available to view in the Legal Pack.
Development opportunity with outline application for construction of 10 dwellings and re-location of allotment gardens, site measurement c.0.37 hectares/0.92 acres.

**LOCATION**
Located close to Honiton town centre which is situated approximately 13 miles east of Exeter and 23 miles south of Taunton at the junction of the A30 and A35 trunk roads. A30 dual carriageway which gives easy access to the M5 motorway at Junction 29. Honiton also benefits from a mainline railway station which has connections to Exeter and London Waterloo.

**Directions**
As you approach Honiton from the east, head for the town centre. At the mini roundabout head towards the town centre down High Street (A375). Clapper Lane is the first right turn after the roundabout. The existing access to the site is on your left after approximately 100m, immediately after No. 16 Clapper Lane.

**DESCRIPTION**
A residential development site on the west side of Clapper Lane immediately before the turn into Charles Road, c.0.37 hectares/0.92 acres. The planning approval is for 10 dwellings and the relocation of the existing allotment gardens contained within the site to a different part of the site. When split, the proposed residential development area (on the site of the existing allotments) extends to c. 0.27 hectares/0.67 acres (hatched green on the location plan) and the new allotments designated area extends to c.0.10 hectares/0.25 acres (hatched red). A new access road will serve the scheme and the allotments and provide access to 3rd party properties.

**PLANNING**
Outline planning application under reference number 13/2508/MOUT for the construction of 10 no. Dwellings and re-location of allotment gardens (access to be considered), Location—Land Off Of Clapper Lane (Previously Allotments) Honiton by East Devon District Council on 03 July 2014. AS106 Agreement was entered into 02 July 2014 requiring contributions to open space and the provision of allotments. Interested parties must make and rely upon their own planning enquiries of East Devon District Council Planning Department.

**NOTES**
This map is for identification purposes only. All dimensions and boundary positions to be checked on site. (NOT TO SCALE) Crown Copyright 2011 Licence Number 100020449

**AUCTION VALUER**
Audrey Smith

**VIEWINGS**
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulford’s Honiton Tel: 01404 44744 (Weekends); Fulford’s Land and Planning Tel: 01392 813300 (Saturdays)
A beautifully presented, vacant, three bedroom penthouse apartment, with planning permission to form an additional apartment and balcony.

LOCATION
The property Collingswood is situated in an elevated location in the Wellswood area of Torquay, which forms part of the English Riviera of Torbay a popular residential and holiday destination with many beaches, a marina and harbour. The town has many other amenities with many shops, restaurants and the theatre and is situated some 22 miles south of Exeter and 34 miles east of Plymouth.

DESCRIPTION
A beautifully presented, four bedroom penthouse apartment, a conversion of a prestigious building previously a hotel which has kept many original features. This apartment has planning permission to form an additional apartment and balcony. The current accommodation includes an open plan lounge, modern kitchen with integrated appliances, three double bedrooms master en-suite, separate bathroom, large storage cupboard. The building benefits from a lift to the apartment's internal hallway and views to the sea and marina, allocated parking, visitor's parking and communal gardens.

ACCOMMODATION
Ground Floor Secure key code gated access to the property, with intercom entry to the main building, communal entrance hallway to stairs to all floors, lift to all floor levels with secure key to the penthouse only.
Second Floor Entry to penthouse hallway with 2 storage cupboards, cloakroom WC, lounge/dining room opening to kitchen /breakfast room, four bedrooms with master en-suite, family bathroom.
Outside Fabulous communal gardens and views from the rear of the property to the sea and harbour.
Parking Electric double gated access to the car park with allocated parking and visitor parking.

PLANNING
A Grant Of Planning Permission was permitted on the 'Re-submission of P/2012/0416 to form additional apartment and balcony at roof level' on the 28th August 2015. Any enquiries should be directed to Torbay Council 01803 201201 or www.torbay.gov.uk

EPC
Energy Efficiency Rating – C

AUCTION VALUER
Audrey Smith

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday), Miller Countrywide Torquay Tel: 01803 291429 (Weekends)
A detached investment opportunity comprising a two bedroom maisonette and a one bedroom garden flat.

**LOCATION**
Haystone Place is conveniently located for the facilities and amenities of Plymouth city centre, university and mainline railway station, along with the A38/A30 road network.

**DESCRIPTION**
A detached investment opportunity comprising two units of fully self-contained properties being a ground and first floors, two bedroom maisonette and a one bedroom garden flat, having the benefit of an enclosed rear garden accessed from the side of the property via a covered walkway and enjoying views over Victoria Park.

**ACCOMMODATION**
**12 Haystone Place**
*Ground Floor*: Entrance hall, sitting room, kitchen/diner, bathroom.
*First Floor*: Landing and two bedrooms.
**EPC** Energy Efficiency Rating – F

**12A Haystone Place**
*Garden Floor*: Entrance hall, sitting room, kitchen/diner, bedroom, rear hallway and shower room.
**EPC** Energy Efficiency Rating – E

**Outside** Enclosed rear garden and patio seating area accessed via a covered walkway to the side of the property.

**TENURE**
The freehold of the whole building, along with two individual leases for each flat. Please refer to the legal pack for further information.

**AUCTION VALUER**
Wendy Alexander

**VIEWINGS**
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday), Miller Countrywide Plymouth 01752 668242 (Weekends)

**LOT** 18
12 & 12a Haystone Place, Plymouth PL1 5DU

*GUIDE PRICE £125,000–£150,000*
A two/three bedroom first and second floor maisonette in highly sought after location with car parking space

LOCATION
Oreston, formerly a village on the southern bank of the Cattewater, is now a suburb of Plymouth, in the parish of Plymstock. This highly regarded waterside area, just upstream of Turnchapel, offers a variety of attractions including a public slipway, deep water moorings, yacht club, several small local retail premises, a renowned primary school, and bus services to the city centre and Plymstock Broadway shopping centre, superstore and business parks.

DESCRIPTION
A two/three bedroom vacant self-contained first and second floors maisonette requiring modernisation, situated in the highly sought after area of Oreston, being located in proximity of the quayside and village green. The property benefits from its own separate access and a single parking space.

ACCOMMODATION
Ground Floor Entrance porch with decorative gate, hallway.
First Floor Landing, kitchen, sitting room, dining room/bedroom three with boiler/utility cupboard off, bathroom.
Second Floor Landing and two further bedrooms.

Outside A single parking space located at the side of the building.

TENURE
Leasehold with a half share of the freehold.

EPC
To be confirmed

AUCTION VALUER
Wendy Alexander

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulford's Plymstock 01752 403068 (Weekends)
A three bedroom, semi detached house with gardens, garage and parking.

**LOCATION**
The property is located close to the Byes where you can enjoy a level walk into town and the sea front, in the popular seaside town of Sidmouth with its Regency Esplanade, on the Jurassic Coastline a world Heritage Site. The town has many amenities and facilities, school and hospital and Exeter City centre is c. 14 miles.

**DESCRIPTION**
An extended, three bedroom semi-detached property having spacious accommodation, sitting room opening to the dining room, fitted rear kitchen with door to rear garden and bathroom, the first floor offers three good bedrooms. The property also benefits from a front garden with drive and large garage, a rear patio courtyard and a new summerhouse.

**ACCOMMODATION**
- **Ground Floor**
  - Entrance porch, hallway, lounge, dining room, bathroom, kitchen.
- **First Floor**
  - Landing, three bedrooms.
- **Outside**
  - Walled front garden with shrubs, rear patio garden, new summerhouse.
- **Parking**
  - Driveway with large garage.

**EPC**
Energy Efficiency Rating – E

**AUCTION VALUER**
Audrey Smith

**VIEWINGS**
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulfords Sidmouth 01395 578126 (Weekends)

*GUIDE PRICE £200,000–£230,000*
A deceptively spacious four storey mid terrace property with planning for residential use currently on the upper floors having glorious sea views.

LOCATION
Bread Street is situated with the Conservation area of Penzance, in close proximity of the thriving town centre and in turn the sea front, with its recently refurbished promenade and lido. Penzance has the benefit of a mainline railway station and is readily commutable to the A30.

DESCRIPTION
An interesting opportunity to acquire a deceptively spacious, four storey, mid terrace property situated just off the main shopping centre of Penzance and within the Conservation area. The property retains a wealth of character features, including aptly a bread oven and exposed beams, enjoying glorious sea views from the upper floor and having the benefit of newly fitted bespoke replacement doors and windows. Planning permission is also in place for residential development of the upper floors, whilst retaining the former framing studio on the lower floors however, others may wish to explore the possibility of creating a single residential unit, or perhaps two apartments as per a previously submitted application, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

ACCOMMODATION
Ground Floor Entrance giving access to the former framing studio with staircases to the lower and upper floors.
Lower ground floor Former store and workshop.

PROPOSED ACCOMMODATION
First Floor: Landing, two bedrooms and shower room.
Second Floor: Open plan lounge/kitchen/diner having triple aspect and glorious panoramic sea views over the townscape and St Michaels Mount.

PLANNING
A Grant of Conditional Planning Permission was issued by Cornwall Council planning department on the 1st April 2016, under application number PA16/01294, for ‘Conversion of upper floors of framers gallery and store to dwelling, including installation of new windows and doors’. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

TENURE
Freehold

EPC
Exempt

AUCTION VALUER
Wendy Alexander

VIEWINGS
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday), Miller Countrywide Penzance 01736 364260 (Weekends)
A one bedroom, character first floor apartment with courtyard garden.

**LOCATION**
Located in the heart of Totnes, a market town on of the River Dart within the South Hams an ‘Area of Outstanding Natural Beauty’ and has an abundance of stunning coastline, character villages and fantastic country walks. The town offers a fantastic selection of amenities with a medical centre, supermarket, sports facilities and popular secondary school. The A38 is easily accessed and offers commuter links to Plymouth, Exeter 22 miles south southwest and the surrounding area as well as the M5 motorway. The train station with direct links to London Paddington.

**DESCRIPTION**
A deceptively spacious, one bedroom character first floor apartment, having its own ground floor entrance. The accommodation comprises of a kitchen/dining room, generous sitting room, double bedroom and bathroom. To the ground floor the property also has a wonderful enclosed courtyard area with low maintenance paving slabs and space for a table and chairs perfect for alfresco dining.

**ACCOMMODATION**
**Ground Floor** Entrance with storage.
**First Floor** Stairs then rise to the first floor landing, kitchen/dining room, generous sitting room, double bedroom and bathroom.

**Outside** Enclosed courtyard area with low maintenance paving slabs and space for a table and chairs perfect for alfresco dining.

**TENURE**
Leasehold.

**EPC**
Energy Efficiency Rating – D

**AUCTION VALUER**
Audrey Smith.

**VIEWINGS**
Strictly by appointment with Countrywide Auctions 01395 275691 (Monday–Friday); Fulfords Totnes 01803 864112 (Weekends)
Terms & conditions for telephone/proxy bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone.

1. For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

2. Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.

3. All proxy and telephone bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be cleared and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.

Funds can be paid by cheque made payable to Countrywide (you should allow 4 working days for them to clear), bankers draft, bank transfer or debit and credit card (subject to an additional charge). Please note we do not accept cash.

Should your telephone or proxy bid not be successful, all cleared funds would be returned within 48 hours of the auction closing.

Buyer’s Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer’s Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased (cheques made payable to Countrywide).

A separate proxy or telephone bidding form, deposit and buyer’s administration charge should be supplied for each property upon which a bid is to be placed.

4. Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.

5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer’s bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.

6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to refuse a bid on behalf of an agent up to the reserve price for the particular property concerned.

7. In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.

8. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the postal system.

9. If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.

10. Prospective bidders should check with the auctioneer’s office immediately prior to the auction to ensure there are no changes to the published terms and conditions.

11. Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.

12. Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.

13. Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue.

14. Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer’s offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.

15. The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Countrywide as the prospective purchaser’s agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.

16. Proxy or telephone bidding forms should be sent to The Auction Administration Team, Countrywide, 2 Cotton Street, Liverpool L3 7DY. Tel: 01395 275691
## Proxy bidding form

Date of Auction ........................................... Lot Number .................................................................

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot ........................................................................................................................................

Maximum bid price ........................................ Words ................................................................................

Cheque* bankers draft* bank transfer* debit/credit card for 10% deposit (£3,000 minimum) £ ............................ enclosed herewith (made payable to Countrywide). Please see Note 3 regarding cleared funds overleaf

**Buyer’s Administration Charge** – Should my bid be successful I agree to pay a Buyer’s Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Countrywide, the auctioneers

**Purchaser Details**

Full name(s) ........................................................................................................................................

Company .............................................................................................................................................

Address ..............................................................................................................................................

..........................................................................................................................................................

Postcode ............................................................

Business telephone ........................................... Home telephone ..............................................................

Solicitors .............................................................................................................................................

..........................................................................................................................................................

..........................................................................................................................................................

Postcode ............................................................

For the attention of ....................................................................................................................................

Telephone ..........................................................................................................................................

Signed by prospective purchaser .............................................................................................................

Date ......................................................................................................................................................

or person signing on purchaser’s behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser’s details given above:

..........................................................................................................................................................

..........................................................................................................................................................

Postcode ............................................................

Date of signing .......................................................................................................................................}

Please note we must hold 2 forms of ID prior to auction:

1 × Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)
Telephone bidding form

Name ..........................................................................................................................................

Address .....................................................................................................................................

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer’s staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on ..........................................................................................................

Property known as ..........................................................................................................................

Maximum bid ................................................................................................................................. (Figures)

Cheque* bankers draft* bank transfer* debit/credit card for 10% deposit (£3,000 minimum) £ ................................................ enclosed herewith (made payable to Countrywide). Please see Note 3 regarding cleared funds overleaf

**Buyer’s Administration Charge** – Should my bid be successful I agree to pay a Buyer’s Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Countrywide, the auctioneers.

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address .............................................................................................................................

Tel no ............................................................................................................................ Email

Person acting .................................................................................................................................

I ............................................ attach deposit for 10% (£3,000 minimum) of my maximum bid

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser ................................................................. Date ........................................

or person signing on purchaser’s behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser’s details given above:..........................................................................................................................................

Date of signing ...............................................................................................................................  

Once you have completed this form please send to:

The Auction Administration Team, Countrywide, 2 Cotton Street, Liverpool L3 7DY.

Please note we must hold 2 forms of ID prior to auction:

1 × Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)
Common Auction Conditions
(3rd Edition August 2009 — reproduced with the consent of the RICS)
The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION
The Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

1. General Conditions
2. Auction Conduct Conditions
3. Sale Conditions

The glossary gives special meanings to certain words used in both sets of conditions.

2. Auction Conduct Conditions — The Auction Conduct Conditions detail the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer’s agreement.

We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue: part one containing advisory material — which auctioneers can tailor to their needs — and part two the auction conduct conditions.

3. Sale Conditions — The Sale Conditions govern the agreement between the seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important notice
A purchaser will, before bidding for a lot at an auction:
• Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
• Read the conditions;
• Be sure what is said about the lot in the catalogue is accurate;
• Carry out usual searches and make usual enquiries;
• Check the content of all available leases and other documents relating to the lot;
• Check that the six words stated in the catalogue are not “new tenancies” as defined by the Landlord and Tenant Act 1954.

Definitions

Use of words
In the following paragraphs the following words printed in bold black

• words of one gender include the other genders;
• singular words can be read as plurals, and plurals

Glossary

Terms of the sale conditions

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

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• if you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the company is entitled to purchase the lot or to place any deposit in respect of the offer to buy the lot.

A6 Extra Auction Conduct Conditions
A6.1 Despite any special condition to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

Words in bold type have special meanings, which are defined in the sale conditions

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum

G1. The lot
G1.1 The lot consists of any rights including any easements or rights of light, access, support, drainage or other property rights.

G1.2 The lot is sold subject to any tenancies disclosed by the seller, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the particular or sale particulars or in any documents and any financial charges these the seller must discharge on or before completion.

G1.4 Where the lot is also subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not it is discharged by the seller or are apparent from inspection of the lot or from the documents:

• all matters registered or capable of registration as local land charges,
• all matters registered or capable of registration by any competent authority or under the provisions of any statute;
• all notices, orders, demands, proposals and requirements of any nature, including any notice under any statutory enactment related to town and country planning, highways or public health;
• all rights, easements, quasi-easements, and wayleaves;
• all outgoings and other liabilities;
• all interest which overrides, within the meaning of the Land Register Act 1925,
• all matters that ought to be disclosed by the search and enquires a prudent buyer would make if it knew that the buyer has made:

and

• if anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would materially affect the buyer it is to comply with and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any nature that it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

G1.7 The lot does not include any tenants or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at the date on which the seller has no right to object to or make any requisitions on the buyer's party) pay that refund to the buyer.

G1.9 The seller must supply a draft transfer to the buyer at least 14 days before the contract date and the engravings signed as a deed by the buyer if condition G5.2 applies.

G2. Deposit
G2.1 The deposit of the deposit is the greater of:

• any minimum deposit stated in the auction conduct conditions for the total price, if this is less than the maximum deposit payable; 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit:

• must be paid in pounds sterling by cheque or banker’s draft drawn on an approved financial institution or by other means of payment that the auctioneers may accept; and
• is to be treated as the auction conduct conditions provide that it is to be held as agent for the seller.

G3. Between contract and completion
G3.1 Unless the special conditions state otherwise, the seller is to indemnify the buyer from and including the contract date:

• to pay the buyer on request all relevant expenses incurred by the buyer to ensure the sale is not delayed or is not otherwise affected by the buyer's default;
• to pay the premiums when due;
• if the buyer so requests, and pays any additional premiums, undertake to increase the sum insured or make other changes to the policy if it does not cover a contracting purchaser;
• if the buyer otherwise agrees, cancel the insurance at completion in specified amount of premium and subject to the rights of any tenant or other third party; pay that refund to the buyer; and
• if, in the event of a default by the buyer or any other third party hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage suffered by reason of the default or assign the claim to the buyer benefit of any claim, and the buyer must treat the sum insured or the seller's costs of that insurance to the extent not already paid by the buyer or a tenant or other third party for the period from and including the contract date to completion.

G3.2 No damage to or destruction of the lot nor any determination in the buyer's favour concerning the lot is to have effect as if expressly subject to any condition in the particular or sale particulars or in any documents following completion.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

G4. Title and identification
G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and on payment of the price and is not subject to any condition in the particular or sale particulars or in any documents except in relation to any matter that occurs after the contract date.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

• if the buyer pays no requisition on or objection to any of the documents that is made available before the auction;
• if the lot is not registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title to the seller's interest in the register, of all documents subject to which the lot is being sold;
• if the lot is not registered land the seller is to give to the buyer within five business days an official copy of title stating from the root of title mentioned in the special conditions or, if none is mentioned, a good root of title more than fifteen years old, and must produce to the buyer the original or an examined copy of every relevant document or certificate.

G4.3 If title is in the course of registration, title is to have effect as if expressly subject to any condition following completion.

G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.

G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or subsequent rights of any party referred to in the documents.

G4.6 The seller, if relevant, the buyer must produce to each insurance company evidence of, their identity and that of their mortgagees and attorneys of any other person to whom the seller is specifically to covenant in the lot to the buyer.

G5. Transfer
G5.1 Unless a form of transfer is prescribed by the special conditions:

• if the seller must supply a draft transfer to the buyer at least 14 days before the contract date and the engravings signed as a deed by the buyer if condition G5.2 applies;

G5.2 If the seller remains liable in any respect in relation to the lot for a tenancy following completion the buyer is specifically to covenant to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

G6. Completion
G6.1 The contract comes into effect when the buyer takes possession of the lot or from the date of completion in any other way agreed by the auctioneers.

G6.2 The contract remains in force for seven days after the contract date, but either party may terminate the contract by giving the other party at least 15 days notice in writing, and as if the contract had not been made.

G7. Notice to complete
G7.1 If the contract is made subject to a completion date the buyer may, at any time, give the notice to complete in writing.

G7.2 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the seller has:

• if the seller fails to comply with the notice to complete the buyer may, without affecting any other remedy the seller has:

• if the contract is lawfully brought to an end;

• terminate the contract, and
• recover the deposit and any interest on it from the seller or, if the seller is specifically to covenant in the lot to the buyer.

G8. If the contract is not complied with
G8.1 If the contract is not complied with:

• the buyer must supply a draft transfer to the seller and appoints the seller its agent to cancel any registration of the contract, and
• the seller must return the deposit and any interest on it to the buyer and the buyer may claim it from the seller, if applicable unless the seller is entitled to forfeit the deposit under condition G7.3.

G9. landlord's licence
G9.1 Where the lot or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence or if that is not possible by way of a further licence.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The buyer must:

• use all reasonable endeavours to obtain the licence at the seller's expense, and
• enter into the contract.

G9.5 The seller must:

• promptly provide references and other relevant information, and
• comply with the landlord's formal requirements.

G9.6 If the buyer fails to comply with any of the terms of the contract for a longer period than the buyer and the seller agree the licence to assign is required, the seller may treat the contract as at an end and bring a claim against the buyer for damages together with interest on the contract price from the date of failure.
is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition.

G10. Interest and apportionments

G10.1 Where the actual completion date is after the agreed completion date for any reason other than the buyer's default, the interest rate applicable to any interest paid from the agreed completion date up to and including the actual completion date shall apply.

G10.2 Subject to condition 9G, the seller is not obliged to apportion or account for any sum at completion unless the buyer notifies the seller in writing that he specifies that sum at completion.

G10.4 Apportionments are to be calculated on the basis that:

• the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;

• no special interests, such as mortgages, are outstanding on the property.

G10.5 If on completion the seller has not apportioned or accounted for any sum at completion, the buyer is entitled to be apportioned or accounted for any sum that is not cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.6 Arrears

G10.7 Where the conditions specified in the conditions at the date from which interest becomes payable by the buyer are satisfied,

• (a) the seller is liable to pay interest; and

• (b) the seller has given notice to the buyer at any time up to completion requiring apportionment.

G10.8 Apportionments are to be apportioned on the date from which interest becomes payable by the buyer.

G10.9 Where the conditions specified in the conditions at the date from which interest becomes payable by the buyer are satisfied and

• (a) observe and perform the seller's obligations. The buyer's remedies in respect of the buyer's loss or liability the buyer incurs through acting as the buyer's agent and

• (b) in the case of the buyer's loss or liability the buyer incurs through acting as the buyer's agent, then the buyer's loss or liability the buyer incurs through acting as the buyer's agent is after the actual completion date.

G11. Vendor's VAT registration

G11.1 The vendor confirms that the vendor has a VAT registration number or is not required to charge VAT in accordance with its VAT Registration or is a non-VAT trader.

G11.2 Where a lot is sold as a nominee for another party,

• (a) retain and manage the lot;

• (b) give no details of any arrears.

G11.3 Arrears

G11.4 A VAT invoice may be required to be by the buyer before or within three months after receipt of the lot and any other remedy to which the buyer may have; and

• (c) the buyer may have; and

• (d) it is not buying the lot.

G11.5 The vendor understands this condition G11 and agrees that it is fair in the circumstances of a sale by a practitioner.

G12. Environmental

G12.1 This condition G12 applies where the lot is sold subject to tenancies that include service charge provisions.

G12.2 The seller must consult the buyer on all management issues that would affect the buyer after completion such as, but not limited to, an application to section G9, a variation of terms, surrender, agreement to surrender or proposed forfeiture of the tenancy, agreement to grant a new tenancy and

• (a) the seller must comply with the buyer's reasonable requirements as to how so would, but for the indemnity in paragraph (c) of this condition, affect the buyer to a liability that the seller would otherwise be liable and

• (b) the seller must not act in a manner or in a manner which the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends;

• (c) not act in a manner or in such a way as to avoid that liability;

• (d) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (e) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (f) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (g) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (h) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (i) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (j) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (k) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (l) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (m) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (n) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (o) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (p) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (q) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (r) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (s) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (t) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (u) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (v) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (w) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (x) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (y) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;

• (z) if the seller's intended act and the buyer does not object reasonably in such a way as to avoid that liability;
G22.4 In respect of each

- (c) any amounts due from a tenant that have not
- (b) payments on account of service charge received

G24.4 Following

G23.4 The

- (b) payments on account of service charge received
- (a) with the co-operation of the

within five business days of receipt of cleared funds.

G25.4 The seller and the buyer are to bear their own costs in relation to the tenancy and any proceedings relating to this.

G25. Warranties

G25.3 If a warranty is not assignable the

- (b) at the

G25.2 Where a warranty is assignable the

- (b) at the

G25.1 Available warranties are listed in the Special

conditions

- (c) if any increased rent is recovered from the

G28.4 A communication sent by a postal service that offers

- (b) procure that all rights granted and reserved by

G28.2 A communication may be relied on if:

- (a) with the co-operation of the

G27.2 applies where the

- (a) with the co-operation of the

G26. No assignment or transfer

- (b) at the

G25. The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree or determine the revised or commence rent review proceedings without the written consent of the buyer, such consent not to be obtained or delayed.

G24.4 Following completion the buyer must:

- (a) with the cooperation of the seller in take immediate steps to substantiate itself as a party to any

- (b) if it does not do so.

G22.3 Within two months after

- (a) without a tenant that have not

within five business days, but in respect of payments on account that are still due from a tenant that have not

- (a) without a tenant that have not

G21.5 In respect of service charge expenditure that is not attributable to any tenancy the seller may pay the expenditure incurred in respect of the period after actual completion date and the buyer must pay the service charge expenditure attributable to the tenancy of which the seller has the right to remain in occupation.

G20.1 Where the copy of the register relating to such lease showing itself

- (c) if any increased rent is recovered from the

G26.2 The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the

G25.1 If a warranty is not assignable the seller must

- (a) with the co-operation of the

G26.1 If the seller holds any reserve or sinking fund on account for service charge expenditure or a depreciation fund:

- (a) if the service charge expenditure exceeds payments on account, whether those payments have been received or are still due, the buyer must use all reasonable endeavours to recover the

- (b) payments on account of service charge received

- (a) with the co-operation of the

G21.3 This condition G21 applies where the lot is not sold subject to a tenancy and such a rent review due on or before the actual completion date has not been agreed or determined.

G21.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree or determine the revised or commence rent review proceedings without the written consent of the buyer, such consent not to be obtained or delayed.

G21.1 The seller must promptly:

- (a) with the co-operation of the

G21. Where the tenancy relates to the sale of tenancy to which the

- (a) without a tenant that have not

G20. The seller and buyer must keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G20.3 The seller and buyer must bear their own costs in relation to rent review negotiations and proceedings.

G24.1 This condition G24 applies where the tenant under a tenancy to which the

- (a) without a tenant that have not

G23.2 This condition G23 applies where the lot is not sold subject to a tenancy and the

- (a) without a tenant that have not

G23.1 This condition G23 applies where the lot is not sold subject to a tenancy and such a rent review due on or before the actual completion date has not been agreed or determined.

G22. Any application to review or delay in the payment of rent since the

- (a) without a tenant that have not

G21. The seller must promptly:

- (a) without a tenant that have not

G24. Tenancy negotiations

G24.1 Where practicable, without exposing the seller to liability or penalty, the buyer may not without the written consent of the buyer (which the buyer may not reasonably withhold or delay) serve notice to any party that has begun or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.2 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

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Guide Price definitions can be found on page 3

Don't forget your proof of identity on the day: see page 5

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